099.0	0004	0002.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	769,000 / 769,000
					USE VALUE:	769,000 / 769,000
					ASSESSED:	769,000 / 769,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
231		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FONTENOT NANCY &
Owner 2:	LAU CHI-YUN
Owner 3:	
Street 1:	231 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TOBER CARY L/DANIELLE E -
Owner 2:	-
Street 1:	231 RIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,745 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Vinyl Exterior and 1836 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7745.000	312,400		456,600	769,000
Total Card	0.178	312,400		456,600	769,000
Total Parcel	0.178	312,400		456,600	769,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 418.85 | /Parcel: 418.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

64557

GIS Ref

GIS Ref

Insp Date

10/05/18

!8032!

PREVIOUS ASSESSMENT

Parcel ID: 099.0-0004-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	312,400	0	7,745.	456,600	769,000	769,000	Year End Roll	12/18/2019
2019	101	FV	248,600	0	7,745.	456,600	705,200	705,200	Year End Roll	1/3/2019
2018	101	FV	248,600	0	7,745.	391,400	640,000	640,000	Year End Roll	12/20/2017
2017	101	FV	248,600	0	7,745.	365,300	613,900	613,900	Year End Roll	1/3/2017
2016	101	FV	248,600	0	7,745.	313,100	561,700	561,700	Year End	1/4/2016
2015	101	FV	233,600	0	7,745.	280,500	514,100	514,100	Year End Roll	12/11/2014
2014	101	FV	233,600	0	7,745.	259,600	493,200	493,200	Year End Roll	12/16/2013
2013	101	FV	233,600	0	7,745.	247,600	481,200	481,200		12/13/2012

PRINT

Date	Time
12/10/20	22:37:23

LAST REV

Date	Time
07/25/19	09:30:36

apro

TAX DISTRICT

PAT ACCT.

8032

USER DEFINED

Prior Id # 1:	64557
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TOBER CARY L/DA	59271-248		6/11/2012		570,000	No	No		
BRAMBILLA DONAL	52006-14		12/23/2008		455,000	No	No		
KILBAN JOHN J &	33732-497		9/28/2001		443,000	No	No		
	11125-345		5/31/1966			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/12/2009	28	Redo Kit	11,000					
4/25/1997	185	Manual	4,900					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	MEAS&NOTICE	BS	Barbara S
9/11/2012	MLS	EMK	Ellen K
6/12/2009	Measured	189	PATRIOT
12/2/2001	MLS	MM	Mary M
11/9/1999	Mailer Sent		
10/19/1999	Measured	256	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7745		Sq. Ft.	Site		0	70.	0.84	4									456,648						456,600	

Total AC/HA: 0.17780 | Total SF/SM: 7745 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 456,648 | Spl Credit | Total: 456,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	98395
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	350173
Depreciation:	37819
Depreciated Total:	312355

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 4				Baths: 2		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

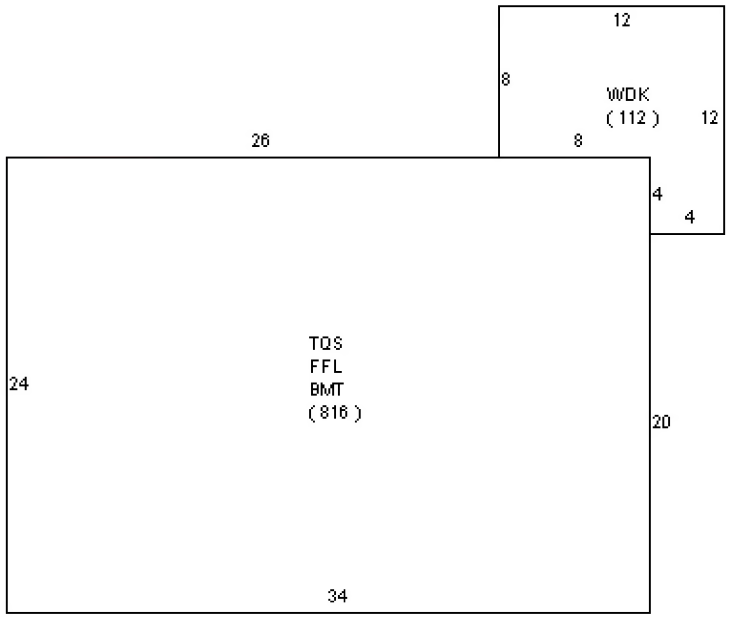
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	141.74
Special Features:	0	Val/Su Net:	132.60
Final Total:	312400	Val/Su SzAd	218.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	58.470	47,708
FFL	First Floor	816	141.740	115,656
TQS	3/4 Story	612	141.740	86,742
WDK	Deck	112	14.930	1,672
	Net Sketched Area:	2,356	Total:	251,778
Size Ad	1428	Gross Are	2560	FinArea 1836

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 099.0-0004-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2017	0.00	T	1.6	101						

More: N	Total Yard Items:		Total Special Featues:		Total: